| 125.0 | 0001 | 0014.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,099,500 / 1,099,500 |
| | | | | | USE VALUE: | 1,099,500 / 1,099,500 |
| | | | | | ASSESSED: | 1,099,500 / 1,099,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 25 | | WINDERMERE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LEVINE STEVEN P & CHERYL G |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 25 WINDERMERE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GIBSON EDWARD J & BARBARA - |
| Owner 2: | TRUSTEES/GIBSON FAMILY TR - |
| Street 1: | 25 WINDERMERE AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 8,004 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Stucco Exterior and 2315 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8004.000 | 502,700 | 2,700 | 594,100 | 1,099,500 |
| Total Card | 0.184 | 502,700 | 2,700 | 594,100 | 1,099,500 |
| Total Parcel | 0.184 | 502,700 | 2,700 | 594,100 | 1,099,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.91 | /Parcel: 474.9

## Legal Description

## User Acct

80245

## GIS Ref

## GIS Ref

## Insp Date

04/08/14

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 125.0-0001-0014.0

!9669!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 502,600 | 2700 | 8,004. | 594,100 | 1,099,400 | 1,099,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 373,800 | 2700 | 8,004. | 627,100 | 1,003,600 | 1,003,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 373,800 | 2700 | 8,004. | 462,100 | 838,600 | 838,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 373,800 | 2700 | 8,004. | 442,300 | 818,800 | 818,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 373,800 | 2700 | 8,004. | 409,300 | 785,800 | 785,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 348,100 | 2700 | 8,004. | 343,300 | 694,100 | 694,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 174,100 | 2700 | 8,004. | 335,300 | 512,100 | 512,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 281,200 | 2700 | 8,004. | 319,500 | 603,400 | 603,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:06:47 |

## LAST REV

| Date | Time |
|---|---|
| 06/25/15 | 13:25:45 |

philc

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9669

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GIBSON EDWARD J | 61216-315 | | 2/15/2013 | Change>Sale | 630,000 | No | No | | |
| GIBSON EDWARD/E | 23420-247 | | 7/14/1993 | | 99 | No | No | | F |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 80245 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/23/2013 | 729 | Renovate | 13,000 | | | | | |
| 3/20/2013 | 396 | Addition | 44,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/8/2014 | Measured | PC | PHIL C |
| 8/20/2013 | Meas/Inspect | JBS | JOHN S |
| 6/7/2013 | Info Fm Prmt | EMK | Ellen K |
| 5/23/2013 | Info Fm Prmt | EMK | Ellen K |
| 3/11/2009 | Inspected | 372 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8004 | | Sq. Ft. | Site | | 0 | 90. | 0.82 | 10 | | | | | | | | | 594,110 | | | | | | 594,100 | |

Total AC/HA: 0.18375 | Total SF/SM: 8004 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 594,110 | Spl Credit | Total: 594,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1911 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.11708188 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 146.658 |
| Other Features: | 114000 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 617510 |
| Depreciation: | 114857 |
| Depreciated Total: | 502653 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

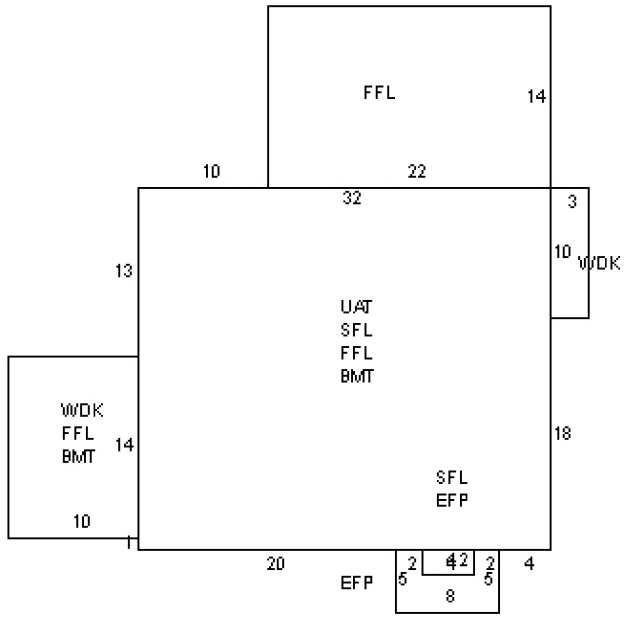
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 177.46 |
| Special Features: | 0 | Val/Su Net: | 135.21 |
| Final Total: | 502700 | Val/Su SzAd | 223.62 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,344 | 146.660 | 197,109 |
| BMT | Basement | 1,036 | 44.000 | 45,581 |
| SFL | Second Floor | 904 | 146.660 | 132,579 |
| UAT | Upper Attic | 224 | 71.860 | 16,097 |
| WDK | Deck | 170 | 12.000 | 2,040 |
| EFP | Enclos Porch | 40 | 73.320 | 2,933 |

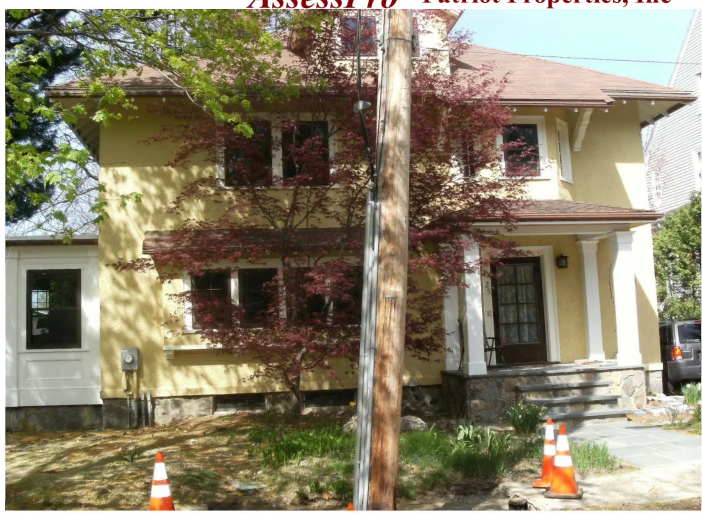
| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 3,718 | | Total: | 396,339 |
| Size Ad | 2248 | Gross Are | 4390 | FinArea | 2315 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 30 | A | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 125.0-0001-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X12 | F | FR | 1935 | 22.87 | T | 50 | 101 | | | 2,700 | | | 2,700 |

| More: | N | Total Yard Items: | 2,700 | Total Special Featues: | | Total: | 2,700 |
|---|---|---|---|---|---|---|---|